

031.A

0002

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

114,600 / 114,600

USE VALUE:

114,600 / 114,600

ASSESSED:

114,600 / 114,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WYMAN ST, ARLINGTON

OWNERSHIP

Owner 1:	COCHRAN-SMITH MARILYN/TRUSTEE	Unit #:	9
Owner 2:	SMITH WALTER/TRUSTEE		
Owner 3:	WYMAN ST UNIT 9 REALTY TRUST		
Street 1:	23 DUGGAN DR		
Street 2:			

Twn/City: FRAMINGHAM

St/Prov: MA	Cntry:	Own Occ: N
Postal: 01701		Type:

PREVIOUS OWNER

Owner 1:	HARMONY HOUSE PROPERTIES LLC -
Owner 2:	-
Street 1:	1634 WEST HOUSATONIC ST
Twn/City:	PITTSFIELD
St/Prov: MA	Cntry:
Postal: 01201	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 199 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7131																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	114,600			114,600		199295
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

PREVIOUS ASSESSMENT

Parcel ID: 031.A-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	114,600	0	.	.	114,600		Year end	12/23/2021
2021	102	FV	110,900	0	.	.	110,900		Year End Roll	12/10/2020
2020	102	FV	109,000	0	.	.	109,000	109,000	Year End Roll	12/18/2019
2019	102	FV	119,300	0	.	.	119,300	119,300	Year End Roll	1/3/2019
2018	102	FV	102,300	0	.	.	102,300	102,300	Year End Roll	12/20/2017
2017	102	FV	102,300	0	.	.	102,300	102,300	Year End Roll	1/3/2017
2016	102	FV	102,300	0	.	.	102,300	102,300	Year End	1/4/2016
2015	102	FV	102,300	0	.	.	102,300	102,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARMONY HOUSE P	61856-309		5/23/2013	Deed Restrict	86,400	No	No		
SCHINK GEORGE R	56606-387		3/16/2011	Forclosure	80,000	No	No		
SCHAFER ROBERT	27371-245		6/9/1997		86,386	No	No	G	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2018								Measured
11/6/2000								Hearing Chag
5/6/2000								197 PATRIOT

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
11/6/2000	Hearing Chag		
5/6/2000	197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 99 - Condo Conv				Full Bath	Rating:			CONDO CONVERSION 1997, Building Number 1.																
Sty Ht: 1 - 1 Story				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath:	Rating:																			
Prime Wall: 2 - Clapboard				A HBth:	Rating:																			
Sec Wall:		%		OthrFix:	Rating:																			
Roof Struct: 1 - Gable				OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl				Kits:	Rating:			1st Res Grid Desc: Line 1 # Units 1																
Color: BROWN				A Kits:	Rating:																			
View / Desir: N - NONE				Frl:	Rating:																			
GENERAL INFORMATION				WSFlue:	Rating:																			
Grade: C - Average				CONDOS INFORMATION																				
Year Blt: 1890	Eff Yr Blt:			Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdict:		Fact:	.	Floor:	3 - 3rd Floor																			
Const Mod:				% Own:	10.00000000																			
Lump Sum Adj:				Name:	171 - 7131																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:	1	1	1	1												
Sec Int Wall:		%		Economic:		%		Additions:																
Partition: T - Typical				Special:		%		Kitchen:																
Prim Floors: 3 - Hardwood				Override:		%		Baths:																
Sec Floors:		%		Total:	18.6 %			Plumbing:																
Bsmnt Flr:				CALC SUMMARY				Electric:																
Subfloor:				Basic \$ / SQ:	305.00			Heating:																
Bsmnt Gar:				Size Adj.: 1.35000002				General:																
Electric: 3 - Typical				Const Adj.: 1.00999999				COMPARABLE SALES				SUB AREA												
Insulation: 2 - Typical				Adj \$ / SQ: 415.867				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL						
Int vs Ext: S				Other Features: 72									GLA	Gross Liv Ar	199	415.870	82,758	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																				
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.70000005																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100		% AC: 100		LUC Factor: 1.00																				
Solar HW: NO		Central Vac: NO		Adj Total: 140810																				
% Com Wal		% Sprinkled		Depreciation: 26191																				
				Deprecated Total: 114619																				
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																		
Make: [] Model: []																								
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	706.97																	
				Special Features: 0		Val/Su Net:	575.88																	
				Final Total: 114600		Val/Su SzAd:	575.88																	
				PARCEL ID 031.A-0002-0009.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value							
More: N				Total Yard Items: []				Total Special Features: []				Total: []				IMAGE				AssessPro Patriot Properties, Inc				